BRIMFIELD TOWNSHIP ZONING COMMISSION REGULAR MEETING

MINUTES of May 5, 2011

Brimfield Town Hall Meeting Room – 1333 Tallmadge Road, Kent

Present: Debbie Darlas Ron Jones

Terri Reed Vice Chair Gary Rodd

Absent: Chairman William Kremer

Staff: Zoning Inspector Dick Messner Amy Arnold

The Zoning Commission meeting was called to order by Vice Chair Gary Rodd at 7:01 p.m. A motion was made by Terri Reed to accept the Agenda, seconded by Ron Jones. Motion carried unanimously.

The May 13, 2010 and April 7, 2011 minutes were presented. A motion was made by Debbie Darlas to approve the May 13, 2010 and April 7, 2011 minutes as presented, seconded by Terri Reed. Motion carried unanimously.

PUBLIC COMMENTS: None

AMENDMENTS

Application for Rhoades property from OC to L1

David Hall and John Rhoades present. (Seller's Broker and Property Owner)

Points of contention revealed:

- 1. 750, 000 square feet total (200,00 manufacturing/550,000 warehouse)
- 2. Metal products to be manufactured
- 3. Alternate location for consideration is in Mogadore
- 4. The buyer is out of Chicago
- 5. An estimated value of \$30,000,000.00
- 6. Unique advantage to Mogadore is 16" water line backed up by 12" water line
- 7. The City of Tallmadge is Zoned Industrial
- 8. They would put in a buffer for the neighbors
- 9. There would be a tie in to the water line that would eliminate the septic tanks (Brokers would budget a package to remove out of pocket cost for neighbors)
- 10. There has never been a neighbor stranded in any former brokerage deal
- 11. A long term business of quality
- 12. Would loop the roads
- 13. Creation of 150 jobs with decent quality pay
- 14. All JEDD
- 15. 2011 construction/open 2012/2013 taxes

| 16. Would like to resolved within 60 days17. No burden to fire or police |
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| 18. Abundance of water supply |
| 19. 2 points ingress and egress |
| 20. OSHA and EPA standards (light industrial) |
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| Internet Amendment Draft Review |
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| NEXT MEETING |
| A Motion to set date for Thursday, June 2 nd 2011 at 7 p.m. for final review of Internet Café Amendment Document and set date for Thursday, June 9 th for Regular Meeting and Public Hearing made by Vice Chair Gary Rodd seconded by Ron Jones. Motion carried. |
| There being no further business to come before this commission a motion was made by Terri Reed to adjourn the meeting at 8:34 p.m. seconded by Debbie Darlas. Motion carried. |

Chairman, William Kremer

Secretary